

STATE OF WISCONSIN – CIRCUIT COURT – GRANT COUNTY

US BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF THE IGLOO SERIES V TRUST

Plaintiff

Case No.: 2023-CV-0405

vs.

Estate of Cletus L. Eggers, et al.,
Defendants

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on
05/07/2024, in the amount of \$98,718.00, the Sheriff will sell the described premises at
public auction as follows:

TIME: December 3, 2024 at 09:00AM

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the GRANT County Clerk of Courts Sheriff (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances.

PLACE: The north entrance of the Grant County Courthouse
130 West Maple Street
Lancaster, WI

DESCRIPTION: A PARCEL OF LAND IN THE NORTHWEST QUARTER
(N.W.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF

SECTION SEVENTEEN (17), TOWNSHIP ONE (1) NORTH,
RANGE TWO (2) WEST OF THE 4TH P.M., GRANT
COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE
NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHEAST
QUARTER (S.E.1/4) OF SAID SECTION 17;

THENCE SOUTH 83° 10' WEST, 416.3 FEET;
THENCE NORTH 82° 32' WEST, 191.0 FEET;
THENCE NORTH 43° 29' WEST, 647.55 FEET TO THE
POINT OF BEGINNING;
THENCE NORTH 39° 42' WEST, 166.45 FEET;
THENCE SOUTH 59° 58' WEST, 31.53 FEET;
THENCE SOUTH 00° 54' EAST, 157.47 FEET;
THENCE NORTH 71° 00' EAST, 138.7 FEET TO THE POINT
OF BEGINNING, CONTAINING 3 ACRES MORE OR LESS.

BY FEE SIMPLE DEED FROM EDMUND H. EGGERS AND
GOLDIE EGGERS AS SET FORTH IN VOLUME 701 PAGE
76 DOC # 554473 DATED 09/01/1992 AND RECORDED
10/22/1992, GRANT COUNTY RECORDS, STATE OF
WISCONSIN

Tax parcel # 026-00770-0000

PROPERTY ADDRESS: 1447 Bluff Road, Hazel Green, WI 53811

DATED: October 11, 2024

Prepared By:

Attorney Bryan Ward LLC

Attorneys for Plaintiff

5555 N. Port Washington Rd., Suite 305

Milwaukee, WI 53217

414-271-4849

**Attorney Bryan Ward LLC is attempting to collect a debt and any information will be
used for that purpose.**